

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Paul Chaston	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 15 th May 2026
Our Ref: 6644/26	Your : 26/00558/HYA Ref:
Subject: Hybrid Application: Hybrid application for a mixed-use development to provide a total of up to 230 dwellings, a residential care home (Use Class C2), an Independent Special School (ISS) and new sports pitch, with access from Bedford Road, landscaping, parking and SuDS comprising: Phase 1 Application for full planning permission for the erection of 100 dwellings, an ISS, new sports pitch and associated parking, landscaping, open space and SuDS; Phase 2 An outline application on the remaining part of the site for the erection of up to 130 dwellings, a residential care home (Use Class C2) and associated works with access from Bedford Road (all matters reserved apart from access). Land At Pound Farm, Bedford Road, Ickleford, Hertfordshire, SG5 3RS	

Comments:

Thank you for consulting Environmental Protection on this application.

I have no objections to the proposals but make the following comments.

General:

The application is supported by an Air Quality Assessment which recommends that a Construction Environmental Management Plan (CEMP) to deal with air quality impacts and should also deal with noise, lighting and any other impacts during the construction phase. I recommend a condition requiring the submission of a CEMP for approval prior to commencement and securing the adherence to this document for all phases of the development.

Noise:

The application is supported by a noise assessment which deals with noise from Bedford Road and assesses noise from the proposed MUGA along with proposed noise levels for plant for existing residential premises. The report states that a further/updated report will be produced when details of any plant are known. I will add that, following discussions with the acoustic consultant, the noise levels measured on site appear to have been wind affected in at least 2 of the monitoring locations. The noise limits for the proposed housing will also need to be agreed as this is not presented in the report.

Given the above I therefore recommend that a condition is placed on the decision notice requiring a further noise assessment (to cover any outstanding matters including the

proposed noise sources, prior to reserved matters) is submitted with definitive mitigation proposals on a plot by plot basis, along with noise limits for fixed plant and other mitigation measures.

Contaminated Land:

The application is supported by a Preliminary Risk Assessment which recommends that a site investigation to refine the risk assessment to include soil sampling and gas monitoring wells. I agree with this conclusion and, therefore, recommend the following conditions for inclusion on any decision notice, should you be minded to grant approval.

No development approved by this permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted Aviron Associates Ltd report dated February 2026 (Ref: 25-267.01 Version 2), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

In the event that contamination not identified in the ground investigations to date is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2026. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

Local Air Quality:

The application is supported by an air quality assessment which concludes that mitigation measures should apply during construction. During operation the conclusion is that there will be a negligible effect on the existing community. Given the submissions I am satisfied with this subject to the following (alongside the CEMP mentioned above).

North Herts Council have specific air quality planning guidance that can be found at <http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-and-planning> .

Application of the guidance to a development of this scale and location defines the site as being a MAJOR scale development. EV charging points should be secured in accordance with the guidance document for the residential and commercial elements: The submitted information (Interim Travel Plan) confirm this is to be the case.

The application is supported by an interim travel plan. It is important that Hertfordshire County Council and Active Travel England are consulted on this plan and that this is in accord with their travel plan guidance. I have no objections to the framework document but a full Travel Plan should be secured via a suitably worded condition, when all mitigations have been agreed.

Regards
Alan Stone